

**Flathead County**  
**Planning & Zoning**  
1035 1<sup>st</sup> Ave W, Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210



**APPLICATION FOR A VARIANCE**

*Submit this application, all required information, and appropriate fee (see current fee schedule)  
to the Planning & Zoning office at the address listed above.*

**FEE ATTACHED \$ 350.00**

*Before completing this application please read instructions on page 4.*

1. **OWNER:**  
Name: ERIC & Marcia Reimers  
Address: 1235 Starwood Dr. Phone: 406-544-1034  
City/State/Zip: Missoula MT 59808  
Email: reiersmarcia@aol.com  
**INTEREST IN PROPERTY:** \_\_\_\_\_
2. **APPLICANT:** *(If different from above)*  
Name: Ron Incoronato & Co.  
Address: PO Box 1956 Phone: 406-250-2703  
City/State/Zip: Bigfork MT 59911
3. **TECHNICAL/PROFESSIONAL ASSISTANCE:** *(If applicable)*  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Email: \_\_\_\_\_
4. **LOCATION OF PROPERTY FOR WHICH VARIANCE IS SOUGHT:**  
Physical Address: 247 Beach Rd. Lot #11B Bigfork Shores Subdivision <sup>10-2-6 BISTIF</sup>
5. **ZONING DISTRICT:** School Dist. 38 **ZONING DESIGNATION:** R-4
6. **DATE PROPERTY ACQUIRED:** ?
7. **LEGAL DESCRIPTION:**  
Subdivision *(if applicable)* \_\_\_\_\_ Lot/Tract(s) \_\_\_\_\_  
Assessor # \_\_\_\_\_ Section NW 1/4 of 36 Township 27N Range 20 W.P.M., M.,  
Flathead County

8. **REQUEST FOR A VARIANCE FROM THE PROVISIONS OF** (State Section, Part, and Paragraph of the Zoning Regulations): PAGE 44 Flathead County  
Zoning Regulations #3 Setbacks: A & B 20' Section 3.12.040

9. **THIS IS A REQUEST FOR A VARIANCE IN RELATION TO THE PROVISIONS OF THE REGULATIONS** (check one below):

Area \_\_\_\_\_  
Coverage \_\_\_\_\_

Yard ☒ \_\_\_\_\_  
Parking \_\_\_\_\_

Height \_\_\_\_\_  
Other \_\_\_\_\_

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FLATHEAD COUNTY  
ZONING OFFICE

10. **STATE SPECIFICALLY THE CHANGE(S) PROPOSED AND THE REASON(S) SUCH CHANGE(S) ARE NECESSARY** (use additional sheet if necessary):

Change requested for 20' setbacks front & rear because  
with existing regulation of 20' the needed space for garage  
is not large enough for this lot.

11. **EXPLAIN HOW YOUR CASE CONFORMS TO EACH OF THE FOLLOWING REQUIREMENTS** (be complete, use additional sheet if necessary):

- A. Strict compliance with the provisions of these regulations will limit the reasonable use of the property, and deprive the applicant of rights enjoyed by other properties similarly situated in the same district. - \$

Other Properties non conforming on Beach Rd. Addresses #s 207, 211, 213  
242, 338, 226, 218, 214, 210, 206, 202. See attached  
photos of Beach Road

- B. The hardship is the result of lot size, shape, topography, or other circumstance over which the applicant has no control. yes to above

- C. The hardship is peculiar to the property. yes and all the lots  
on beach road do not conform to the new  
zoning



D. The hardship was not created by the applicant.

These lots were developed long before this new zoning requirements were adopted.

E. The hardship is not economic (where a reasonable or viable alternative exists).

there is no other viable alternative to create off street secure parking

F. Granting the variance will not adversely affect the neighboring properties or the public.

No please see attached photos of neighboring properties. In fact the building that was removed was also non conforming and is now mostly open park like landscaping.

G. The variance requested is the minimum variance, which will alleviate the hardship.

The garage proposed is a small single car storage area & attached to the existing single car garage.

H. Granting the variance will not confer a special privilege that is denied other similar properties in the same district.

Again please see attached photos of Beach rd. most if not all properties are non conforming

12. ATTACH A PLOT PLAN OR DRAWING.



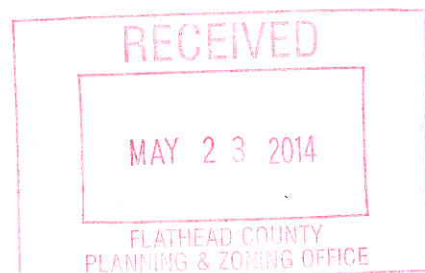
I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded or other appropriate action taken. The signing of this application signifies approval for FCPZ staff to be present on the property for routine monitoring and inspection during the approval and development process.

  
Owner/Applicant Signature

May 23/14  
Date

#### **INSTRUCTIONS FOR VARIANCE APPLICATION**

1. **ANSWER ALL QUESTIONS.** Answers should be clear and contain all the necessary information.
2. In answering Question <sup>8</sup>7, refer to the classification system in the Zoning Regulations and explain in detail the specific standards from which the applicant is seeking relief.
3. In answering Question <sup>10</sup>9, be specific and complete. In this and all other questions, if additional space is needed you may use additional paper, and list which section number you are continuing.
4. Answer Question <sup>11</sup>10, A-H completely and fully.
5. A copy of the plot plan or site plan must be submitted with each application (*Please include 6 copies if you submit a size larger than 11x17*).
6. A **Certified** Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
7. A fee per the FCPZ schedule of fees for a variance application must be submitted with this application to cover the cost of necessary investigation, publication, mailing and processing procedures.





**Flathead County GIS**  
**800 South Main Street**  
**Kalispell, MT 59901**  
Phone (406) 758-5540  
Fax (406) 758-5840



May 13, 2008

To: Whom it may concern  
From: Mindy Cochran, GIS Program Manager  
Subject: Adjacent Property Ownership List

To obtain a certified list of property ownership, please have the appropriate agency fill out the attached form and submit it to the Flathead County GIS Department at 800 South Main Street, located on the third floor of the old Courthouse.

The search fee is \$75.00 and is due at the time of request to the GIS Department. Please make checks payable to Flathead County. Your certified list will be ready one week from the date ordered. Rush orders will be accepted at the rate of \$150.00 per list.

For orders requested by the Flathead County Planning and Zoning Department, the completed list will be sent directly to the Planning Office. Otherwise, customers may pick up the certified list in the GIS Department.

Please note that the Planning Offices also accept ownership lists searched and certified by a local title company.

